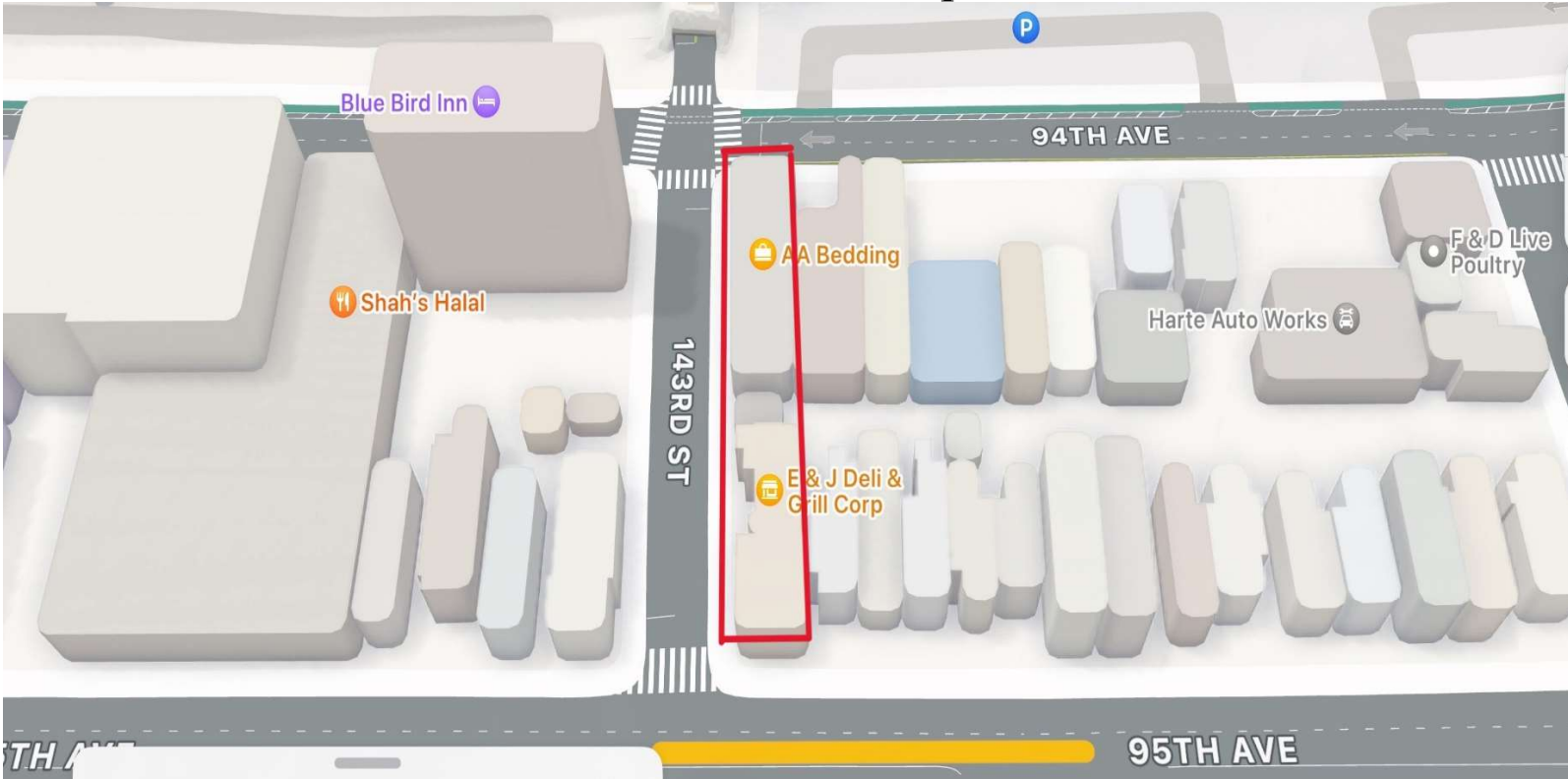


Portfolio Sale in Jamaica, NY 2 Properties Offered at \$4,400,000



Property Highlights

Address	Building SF	Lot SF	Ceiling Height	Zoning
143-02 94 th Ave, Jamaica, NY	3,000	2,900	20 FT	C4-5X
143-09 95 th Ave, Jamaica, NY	3,300	3,100	20 FT	C4-5X

This offering portfolio is comprised of 2 properties totaling 6,300 SF on 6,000 SF lots. The properties can be delivered vacant. Annual rental income \$140,000. Across street to Air Train JFK Airport; walking distance to LIRR Train Station and MTA - Jamaica Center Parsons/Archer Subway Station.

The properties with C4-5X commercial contextual zoning, a variety of commercial building uses, community facilities and residential buildings can be built. Total development buildable square footage 30,500.

Sale Price: \$4,400,000.

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